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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT APRIL 1 TO JUNE 30, 2006

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report July 25, 2006, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This information report is submitted to advise Planning Committee and Regional Council of planning activities under the Commissioner's delegated authority from April 1 to June 30, 2006 as well as provide updates respecting various planning matters.

3. BACKGROUND

Regional Council has delegated authority to the Commissioner of Planning and Development Services to issue recommendations or approvals related to development applications that are routine in nature, subject to a requirement that such approvals be reported to Council through the Planning Committee on a regular basis. The Regionally significant local official plan amendments, official plan amendments by way of the "routine" process, local official plan amendments that are exempt from Regional approval, conditions of draft approval for plans of subdivision and condominium, and final plan approvals for plans of subdivision and condominium considered by Regional staff, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Planning Activities – April to June 2006

4.1.1 Regionally Significant Local Official Plan Amendments

Staff issued decisions of approval on 5 Regionally Significant Official Plan Amendments from April 1 to June 30, 2006, as indicated in Table 1. These Regionally Significant Official Plan Amendments represent key local planning initiatives that are vital to community planning.

Table 1
Regionally Significant Local Official Plan Amendments
April to June 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham 140	The amendment implements the Rouge North Management Plan and identifies the regulatory boundary of the Greenbelt Plan.	Town Initiated	Rouge North Management Area	0.00	140	Decision issued on 05/31/2006
Markham 112	To amend the Town of Markham Official Plan by adding policies to guide the subsequent secondary plan for the OPA 112 planning area. To redesignate lands that have been removed from the Parkway West Belt permitting higher order industrial employment uses.	Town Initiated	Highway 407 and Rodick Rd.	0.00	70	Approved 29/06/2006
Markham 146	To permit commercial uses on approximately 15.2 ha of land, and "Business Corridor Area" uses on approximately 2.3 ha, within the OPA 112 planning area.	Miller Paving	E/S Woodbine Avenue, north of 14th Ave	0.00	70	Approved 29/06/2006
Vaughan 618 (Related file: ROPA 49)	To amend the "Agricultural Area" designation of Official Plan Amendment 600 to permit the creation of two non-farm related single family dwelling lots.	Beatty, David and Rose	12995 Keele St., n/e corner of Keele Street and King Vaughan	2	80 (decision subject to conveyance of a conservation easement)	Decision issued on 14/06/2006
Vaughan 597	Introduction of intensification policies.	City Initiated	Islington Avenue Corridor	0.00	163	Approved in part 27/04/2006

4.1.2 Routine Official Plan Amendments

Staff commented on 3 local official plan amendments by way of the "Routine" process from April 1 to June 30, 2006, as indicated in Table 2.

Table 2
Routine Official Plan Amendments
April to June 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury 127	To permit office, employment, commercial and retail uses, in addition to already permitted industrial uses.	Woodduck & Tricap	South Side of Green Lane, between Leslie St & Highway 404	0.00	20	Approved 08/06/2006
Richmond Hill D01-05009	To increase the density from 100 upa to 107 upa in order to develop a 221 unit apartment building.	York (Harris) Properties Inc.	350 Red Maple Rd – E of Yonge St and s of 16th Ave	221.00	189	Approved 18/04/2006
Vaughan 673	To increase the permitted retail commercial area established under OPA 505 by 29,535 sq.m. to 219,070 sq.m.	Ivanhoe Cambridge	Vaughan Mills Mall, SE quadrant of Hwy 400 & Rutherford Road	0.00	37	Approved 14/06/2006

4.1.3 Official Plan Amendments Exempt from Regional Approval

Staff exempted 5 local official plan amendments from the Regional approval process in the period from April 1 to June 30, 2006, as described in Table 3.

Table 3
Official Plan Amendments Exempt from Regional Approval
April to June 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Richmond Hill D01-06002	To permit a daycare centre on site	2058639 Ontario Ltd.	1061 Elgin Mills Rd, west of Melbourne Dr	0.00	4	Approved 16/05/2006
Richmond Hill D01-05003	To re-designate the subject lands from "High Performance Industrial", "General Industrial", "Special Commercial", and "High Performance Industrial-Commercial" to "Special Commercial" and "High Performance Industrial-Commercial"	Orlando Corporation	9481 Leslie Street (E/S of Leslie n of Sixteenth Ave)	0.00	4	Approved 19/05/2006
Vaughan OP.06.014	To permit offices and personal service uses within the "Low Density Residential" designation of OPA 350 to establish offices within an existing residential dwelling structure.	William Grabanopoulos, et al.	2401 Major Mackenzie Drive, south side, two blocks west of Keele St.	0.00	12	Approved 24/05/2006
Vaughan OP.06.016	To re-designate the subject site from "Office Commercial" to "Maple Commercial Core Area" under OPA 350 to permit a 24-unit seniors apartment building and at-grade office uses.	Savo Sardaro	2194 Major Mackenzie Drive @ Keele Street, NE quadrant, Maple	24.00	26	Approved 19/06/2006

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Vaughan OP.06.012	To amend OPA 210 by re-designating the subject property from "General Commercial" to "Low Density Residential" to permit the creation of 6 residential lots with frontage onto Royal Palm Drive.	390 Steeles Avenue West Holdings Inc.	390 Steeles Avenue West, midway between Bathurst and Yonge Streets	6.00	32	Approved 19/06/2006
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4.1.4 Status of Regional Official Plan Amendments

Staff issued decisions of approval on two Council adopted Regional Official Plan Amendments (ROPAs) from April 1 to June 30, 2006, as indicated in Table 4. It is noted that both ROPAs are now in force and effect.

Table 4
Regional Official Plan Amendments
April to June 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
ROPA 50	To re-designate all the 'Agricultural Policy Area' lands within the Town of Richmond Hill to 'Rural Policy Area'	Town initiated	Richmond Hill	0.00	232 days	Decision issued on 05/31/2006
ROPA 49 (Related File: OPA 618)	To permit the creation of two non-farm single family dwelling lots within the "Agricultural Policy Area"	Beatty, David and Rose	12995 Keele St., n/e corner of Keele Street and King Vaughan Rd	2	80 (decision subject to conveyance of a conservation easement)	Decision issued on 14/06/2006

4.1.5 Plans of Subdivision

During the 2nd quarter of 2006 staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 37 proposed plans of subdivision, the details of which are provided in Table 5 (*see Attachment 1*). The 37 plans of subdivision comprise a total of 4,658 residential units and 217.8 hectares of industrial /commercial lands. This represents a significant increase over 2nd quarter 2005 when conditions/comments were provided on 5 draft plans comprising a total of 132 residential units and no industrial/commercial lands.

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final plan approval on a total 19 plans of subdivision, as indicated in Table 6 (*see Attachment 2*). The 19 plans comprise a total of 2426.5 residential units and 33.2 hectares of industrial/commercial land. This represents a minor decrease compared to the 2nd quarter of 2005 when clearances were forwarded for 21 plans comprising a total of 3130.5 residential units.

4.1.6 Plans of Condominium

During the 2nd Quarter of 2006, staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 3 proposed plans of condominium, the details of which are provided in Table 7 below. The 3 plans of condominium comprise a total of 85 residential units and 2.19 hectares of industrial /commercial lands. This is similar to the 2nd quarter 2005 when comments/conditions were issued on 3 plans of condominium comprising a total of 101 residential units and no industrial/commercial lands.

Table 7
Regional Comments/Conditions sent re: Proposed Plans of Condominium
April to June 2006

MUNICI-PALITY	APPLIC-ATION #	LOCATION	Total Units	Ind/Com	RESPONSE TIME (days)	RESPONSE DATE
Markham	19CDM-05M07	Cox Boulevard, north of Highway 7 and east of Riddick Road	85	0	217	Markham
Vaughan	19CDM-06V01	East of Weston Rd, north of Hwy 7 (known as 8099 Weston Rd.)	0	2.19	73	Vaughan
Vaughan	19CDM-06V02	southside of Hwy. #7, east of Bruce Street	0	0	63	Vaughan
Total			85	2.19		

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities on only 1 plan of condominium comprising 64 residential units, as indicated in Table 8, compared with no clearances sent in the 2nd quarter of 2005.

Table 8
Regional Clearances sent re: Plans of Condominium
April to June 2006

MUNICI-PALITY	APPLIC-ATION #	LOCATION	Total Units	Ind/Com	RESPONSE DATE
Aurora	19CDM-00A01 Ph 2	south of Vandorf Sideroad and west of Bayview Avenue	64	0	12/06/2006

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Section 4.1 of this report will provide tax assessment to both the Region and the area municipalities.

During the months of April to June, 2006, the Community Planning Branch collected approximately \$85,330 in fee revenue for approvals and plan review. This represents a

20% decrease in fee revenues compared to the 2nd quarter of 2005 when \$107,186 was collected.

6. LOCAL MUNICIPAL IMPACT

Official Plan amendments approved, or exempted, by the Region establish the principle of development that leads to further development approvals at the local level. Conditions of approval provided by the Region on plans of subdivision and condominium facilitate approvals issued by the area municipalities.

7. CONCLUSION

During the months of April to June, 2006 the Commissioner of Planning:

- Issued Decisions on 2 Regional Official Plan Amendments.
- Issued Decisions on 5 Regionally significant local Official Plan Amendments.
- Issued approval to 3 local Official Plan Amendments by way of the “Routine” process.
- Exempted 5 local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 37 plans of subdivision and 3 plans of condominium consisting of 4,743 residential units and 220 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on a total 19 plans of subdivision and 1 plan of condominium, comprising a total of 2490.5 residential units and 33.24 hectares of industrial/commercial land.

Of particular significance in the 2nd quarter of 2006 is the large number of subdivisions on which York Region provided comments/conditions. Between April and June, York Region issued comments on 37 draft plans, more than the entire year of 2005. While the 37 draft plans comprise a total of 4,658 residential units, they also include 218 hectares of industrial/commercial land. The strong activity over the 3 month period can be attributed to a combination of factors including the approaching municipal elections and the related limited number of Council meetings over the next six months; and, a continuing strong housing market.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)